

JOHNSON PLANNING COMMISSION

MINUTES

Regular Meeting: THURS, 08 AUG 2024, 6:30PM EDT

In person at Johnson Municipal Bldg.

Members (P=Present; A=Absent)

Adrienne Stevson	P	Kim Cotnoir	P	Paul Warden	P
Charles Gallanter	P	Kyley Hill	A	<i>Vacant Seat</i>	
David Butler	A	Rob Rodriguez	P	<i>Vacant Seat</i>	

Other Attendees:

- Meghan Rodier and Alberto Della Torre, LCPC

Call to order at 6:35

Agenda Changes & Public Comment

- Add Ron Rodjenski - remote presentation re s213: River Corridors and Flood Hazard By-laws
- Add LCPS update regarding Enhanced Energy Chapter and Johnson LEAP Targets
- Revise Water & Sewer Line Extension Policy from discussion to update.
- Municipal Vulnerability Profiles – Johnson. New program developed by LCPC.
- Public Comment - None

Roll call - above.

Housekeeping

- Approval of Minutes from 18 June 2024 meeting (Public Hearing on draft Municipal Plan) – Charles moved for approval as submitted; Kim seconded. No discussion, passed unanimously with Adrienne abstaining.
- Mail - None

Chair / Member Updates

- Lamoille FiberNet – Paul updated regarding the build out – going quickly!. Fidium plans to connect first customers in Johnson and Stowe in the next few weeks!! Charles inquired re Johnson funds donated to Lamoille FiberNet; Paul reviewed. Johnson donated \$50,000, VCBB matched 100%, so \$100,000 available to be spent in Johnson. Lamoille FiberNet spent the VCBB match on general construction in Johnson, and spent an \$50,000 of funds from combined towns, approximately \$12,000 in Johnson. That leaves approximately \$38,000 to be spent in Johnson to assist addresses with atypically long drops. Fidium is covering 500 feet at no charge, whether aerial or conduit – however, beyond 500 ft is completely on the addressee – this is where we can help. In the next weeks, there will be FPF posts and newsletters asking those with distances of more than 500 ft to self-identify so we can get an idea of how many there are and devise an equitable process for assistance.

- Rail Trail Committee -Adrienne reported the RTC received 3 responses to their RFP regarding a bike lane feasibility study (VORC grant), awarded to VHB. Also received grant from Eddie Gale for trailhead improvements.
- Re-imagine Johnson first meeting – feedback. Limited feedback from fellow citizens. Charlie stated that he felt the questions/topics were biased. Paul encouraged the Planning Commission members to plug into this effort – many of the topics mirror topics in our draft municipal plan and the more people we get invested and discussing Johnson’s future, the better. Next meeting: Sept 10th.
- SelectBoard 1st Public Hearing on draft Municipal Plan – The Public Hearing never made it onto the SB calendar, so there was not 1st public hearing. A few people showed up in person and on-line, but there was no SB attendance, so voided. SB will reschedule. Note: Eben and Duncan reached out with apologies as they had been copied on the notice originally (30 days prior); in hindsight, given the SB busy schedule, a reminder would have been prudent.

Rob Rodjenski – s213 Update passed and became effective at the end of May 2024 an impacts wetlands, stream buffers, river corridors, etc., for reaching. Established various committees, including to study possible state take-over of river corridors and flood plain regulations. One-to-two-year windows to assess and report. Regarding Johnson’s potential to update and adopt new flood hazard bylaws, no reason not to proceed – but realize they may be taken over by the state in the future. Ron reported that 80% of the flood damage was done within the currently mapped river corridor boundaries; Johnson should consider adopting to qualify to eliminate current deficiency in ERAP rating (only eligible for 7.5% or 12% - Ron is unclear which is current – rather than maximum 17%. Ron agreed to investigate and report back regarding viable options for Johnson to proceed.

LCPC Enhanced Energy Chapter and Johnson LEAP targets – These values are already in the current draft municipal plan (just routine notification re LCPC work). No change, no discussion needed.

Water and Sewer Line Extension Policy – The Chair reviewed the discussion at the last 2 SB meetings; initially kicked back to JPC for review relative the Ordinance, subsequently questioned whether having an ordinance and policy makes sense. The Chair admitted that when the policy was drafted, he was unaware of the details of the Town and Village ordinances – much of what we included is already covered. Dunca has proposed a few simple amendments to the Town ordinance; (a) if a portion of a property parcel is included in the Town Service Sewer Area (TSSA), then the entire parcel should be eligible for service, (b) consider extending this extension to any property that abuts the TSSA (Duncan has reservations about going this far), and (c) extending the TSSA to include the small portion of the Jewett property that is outside the Village boundary. Upshot – Duncan will draft an amendment to the Ordinance with Paul’s input, then it will come to the JPC for review. This is a separate issue to how/where to encourage other extension of the Village water and sewer into the Town – will need to be addressed separately.

Municipal Vulnerability Indicators Tool – new Climate Action Office tool to help municipalities understand their vulnerabilities to climate change – presentation by Alberto. New program to examine municipal vulnerabilities – LCPC looking for feedback. Reviewed various layers – program is available online currently as a draft. See [Municipal Vulnerability Indicators Tool \(arcgis.com\)](https://arcgis.com)

8:35 Adjourn; Kim moved; Rob seconded; unanimous. Next Regular Meeting 12 SEPT 2024.

- Village Trustees 1st Public Hearing on draft Municipal Plan is 8/12 at 6pm.

- Re-imagine Johnson: Meeting #2, Sept 10th.